

# Seattle Sustainable Building

## the 2004 LEED™ Incentive Program

The City of Seattle wants private sector construction projects to follow its lead by incorporating more sustainable, “green” materials and methods.

Funded by Seattle City Light and Seattle Public Utilities, the LEED™ Incentive Program provides financial assistance to building owners and developers to incorporate meaningful and cost-effective sustainable building goals early in building programming and design decisions. The City will be an active observer, to help develop other cost effective sustainable building services that the City can offer to the private sector.

## Added Value

Sustainably designed and constructed buildings add value in the community by providing:

- high energy efficiency
- healthy, productive work and living environments
- a greener community with improved neighborhood character
- water saving landscaping and plumbing
- regional ecosystem protection through selection of resource efficient building materials
- reduced operational costs over the life of a building

## Timing Counts

Our experience with over a dozen City owned projects pursuing LEED™ Silver and with projects enrolled in the LEED™ Incentive Program shows that projects which incorporate sustainable building goals **early** in the design process achieve higher levels of performance with less cost than projects which consider sustainable building strategies late in design. Experience also shows that goals are most effectively incorporated into a project if all stakeholders – the owner or developer, the architect, his consultants, a contractor, and the end users – tenants and property managers – are all involved in developing those goals.



Traugott Terrace – Archdiocesan Housing Authority

## Assistance

The City of Seattle will make available, on an optional basis:

- Technical assistance of the City’s Green Building Team, the Lighting Design Lab, and the Resource Venture.
- Facilitation assistance for up to two Building Design Charettes with the Building Design Decision Participants
- Assistance in maximizing the value of City of Seattle incentives:
  - Seattle City Light Energy Smart Design Incentives, or,
  - Seattle City Light Built Smart Incentives, and,
  - Seattle Public Utilities Water Smart Technology Incentives and technical assistance



Life Sciences Building – Touchstone Corporation

Funding is limited. Projects selected for funding will be those that most aggressively comply with the criteria detailed in the LEED™ Incentive Pre-Application form.



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## Project Eligibility

- ◆ New construction or major remodels that meet the criteria described in LEED™ 2.1, or LEED™ Pilot programs – LEED™ EB, LEED™ CI, or new LEED™ pilots as they are introduced.
- ◆ Applicant must be project owner or developer.
- ◆ Applicant must be able to identify **Building Design Decision Participants** – all those who have input into or who will ultimately be effected by building design decisions: financing, architects, consultants (civil, landscape, mechanical/indoor environmental quality, electrical, structural and commissioning), tenants or tenant representatives, facility/property managers, and building operators.
- ◆ **Applicant will hold at least one charette – the Pre-Application Schematic Design Meeting, prior to the end of the Schematic Design Phase.** Charette should involve all Building Design Decision Participants, including tenants or tenant representatives, facility/property managers, and building operators, to allow these end-users to provide input into design decisions that will effect them directly.
- ◆ Applicant must enter into a LEED™ INCENTIVE PROGRAM ASSISTANCE PARTICIPATION AGREEMENT within three months of submitting a Pre-Application.

## Project Documentation

To verify that all agreed upon green measures are installed and to share project experience with the community, applicant will:

- ◆ Document installation of green measures
- ◆ Complete a LEED™ Evaluation form
- ◆ Provide two years utility costs and operations data
- ◆ Provide photos and data about the project and its green features, including utility bills, for publication of a case study by the City's Green Building Team

## Incentive Funding

- ◆ Projects must be registered with the USGBC.
- ◆ Applicant commits to having project achieve a minimum LEED™ “Certified” rating.
- ◆ Incentives will be individually negotiated. Minimum basis will be \$15,000 for projects that commit to achieving a LEED™ “Certified” rating and \$20,000 for projects that commit to achieving a LEED™ “Silver” rating.
- ◆ \$10,000 of Incentive funding will be paid when an AGREEMENT is signed and the balance paid upon successful USGBC certification of the project.
- ◆ LEED™ Incentives can be used for soft costs only, not limited to the following:
  - LEED™ certification application process and fees.
  - LEED™ documentation.
  - professional services such as energy modeling and LCA (Life Cycle Analysis).
  - a Building Design Charette facilitated by the applicant or consultant
  - LEED™ Incentives **can not** be applied to hard (construction) costs
- ◆ If project fails to meet USGBC certification, the applicant shall reimburse Seattle City Light all Incentive funding received.



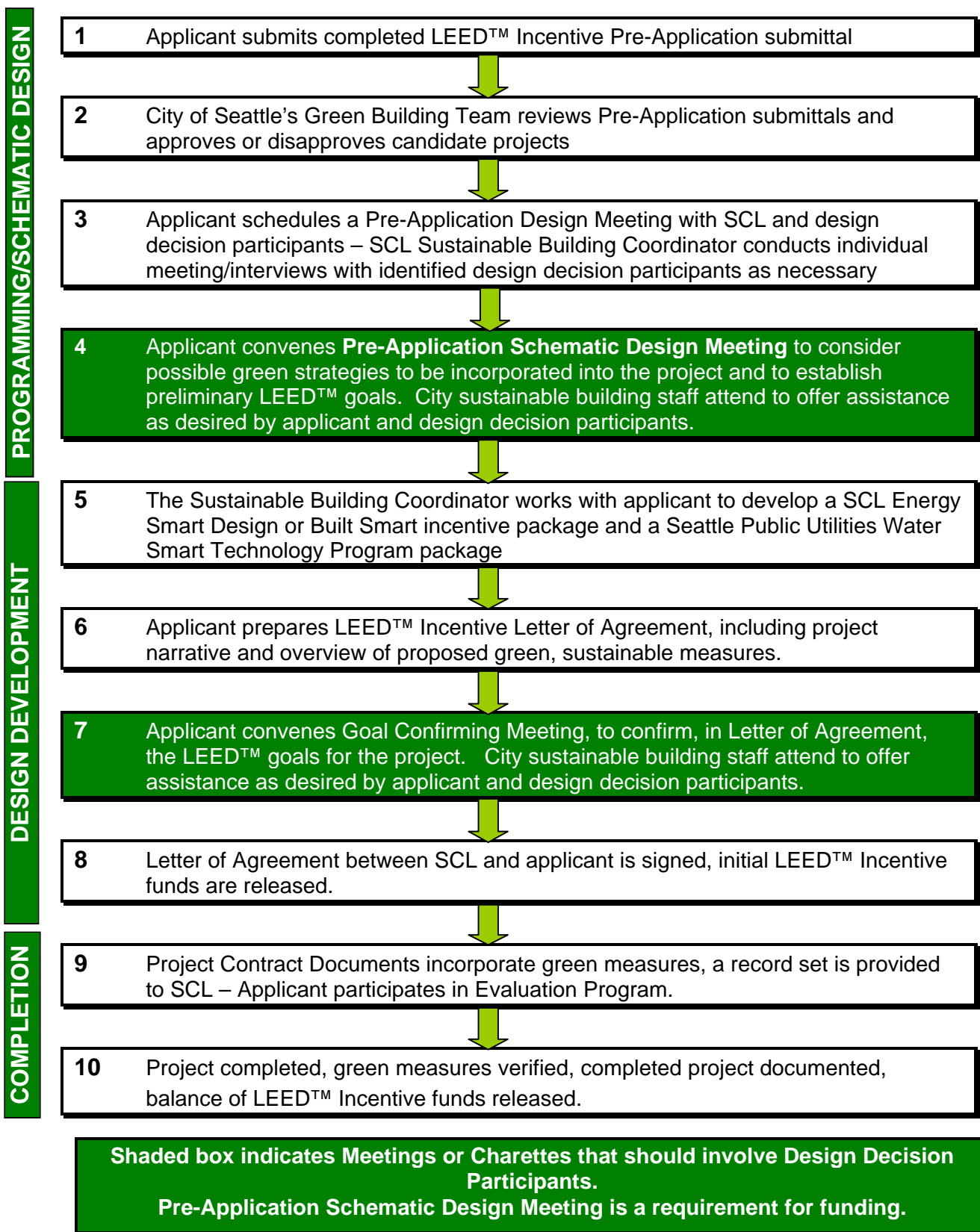
Charter Construction Headquarters

For more information on the **2004 LEED™ Incentive**, contact:

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# 2004 LEED™ Incentive Schedule of Events



# 2004 LEED™ Incentive Pre-Application

(No items below are mandatory – Completeness will be used to select potential participants. Submission of schematic drawings and brief, written description of project and program goals is desirable.)

## Project Information

Project name: \_\_\_\_\_

Project address: \_\_\_\_\_

Project is: ☐ new construction ☐ renovation/remodel ☐ combination

Building type: ☐ commercial type \_\_\_\_\_

☐ institutional type \_\_\_\_\_

☐ high rise residential type \_\_\_\_\_

☐ mixed use type \_\_\_\_\_

## Project Scale

Budget: \_\_\_\_\_

Square footage: \_\_\_\_\_

Height & number of stories: \_\_\_\_\_

## Project Status

If new construction, has the site been purchased? ☐ yes ☐ no

If renovation/remodel, has the building been purchased ☐ yes ☐ no

What phase of programming and design is the project in:

☐ programming ☐ pre-design ☐ schematic design ☐ design development

Are any building permits secured? yes ☐ no ☐ type \_\_\_\_\_

Is financing secured? yes ☐ no ☐ committed? ☐ yes ☐ no

Estimated start date: \_\_\_\_\_ estimated completion date: \_\_\_\_\_

## Applicant

Owner/authorized agent name(s): \_\_\_\_\_

Company name: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Phone: \_\_\_\_\_ FAX: \_\_\_\_\_ email: \_\_\_\_\_

## Building Design Decision Participants

Firm	Primary Contact	Phone	email
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### Financing:

Architect			
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Civil Engineer/Landscape Architect			
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Mechanical Engineer			
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Electrical Engineer			
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Tenant or tenant representative			
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Property/Facility Manager/Building Operator			
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Other (Green Building Consultant, Commissioning Consultant, Environmental Consultants, etc.)

Proposed Date of **Schematic Design Charette** involving Building Decision Participants \_\_\_\_\_

I, \_\_\_\_\_, owner/authorized agent of the property at \_\_\_\_\_

Seattle, Washington, am applying to participate in the LEED™ INCENTIVE PROGRAM. I agree that, if my project is selected, I will execute a LEED™ INCENTIVE PROGRAM ASSISTANCE PARTICIPATION AGREEMENT with Seattle City Light within three months of the date of this Pre-Application and will abide by the City of Seattle's rules and the LEED™ INCENTIVE ASSISTANCE PARTICIPATION AGREEMENT.

Signature of Owner/Authorized Agent \_\_\_\_\_ Date \_\_\_\_\_



City of Seattle Seattle City Light Seattle Public Utilities